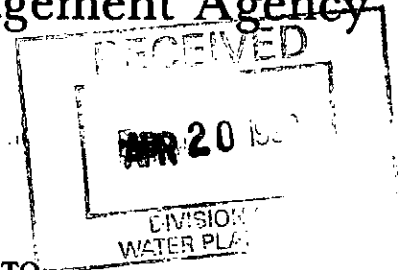




Federal Emergency Management Agency

Washington, D.C. 20472



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 99-09-581P

The Honorable Jeff Griffin
Mayor, City of Reno
P. O. Box 1900
Reno, NV 89505

Community: City of Reno, Nevada
Community No.: 320020
Panels Affected: 32031C2793 E, 2794 E, and
2800 E

Effective Date of **APR 15 1999**
This Revision:

102-I-C

Dear Mayor Griffin:

The Federal Emergency Management Agency (FEMA) has initiated a revision to the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas (the effective FIRM for your community). On February 22, 1996, FIRM Panels 32031C2793 E, 32031C2794 E, and 32031C2800 E were revised by a Letter of Map Revision (LOMR) to show the effects of an updated hydrologic analysis for the Silver Lake Watershed. The boundary delineations of the floodplain of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for Silver Lake were incorrectly shown on the revised FIRM panels that accompanied the February 22 LOMR. This LOMR is being issued to correct that error.

We have revised the FIRM to modify the base floodplain boundary delineations for Silver Lake. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, increased in some areas and decreased in other areas. The modifications are shown on the enclosed annotated copies of FIRM Panel(s) 32031C2793 E, 32031C2794 E, and 32031C2800 E. This LOMR hereby revises the above-referenced panel(s) of the effective FIRM dated September 30, 1994, and supersedes the February 22 LOMR.

Because this revision request also affects the unincorporated areas of Washoe County, a separate LOMR for that community was issued on the same date as this LOMR.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The February 22 LOMR revised the base flood elevation (BFE) for Silver Lake from 4,967 feet to 4,965 feet. Public notification of the revised BFE was given in the *Reno Gazette-Journal* on September 6 and September 13, 1994. In addition, a notice of changes was published in the *Federal Register*. Because the modified BFE for Silver Lake was already published and FEMA received no valid requests for changes to the modified BFE during the statutory 90-day appeal period, an additional 90-day appeal period is not required.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

This LOMR is based on minimum floodplain management criteria established under the National Flood Insurance Program (NFIP). Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

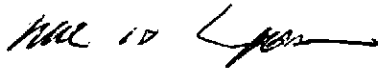
Ms. Dorothy M. Lacey
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, California 94129-1250
(415) 923-7177

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your

information, we are enclosing a Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at www.fema.gov.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. Max Yuan of our staff in Washington, DC, either by telephone at (202) 646-3843 or by facsimile at (202) 646-4596.

Sincerely,



Max H. Yuan, P.E., Project Engineer
Hazards Study Branch
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosure(s)

cc: The Honorable Jim Galloway
Chairman, Washoe County
Board of Commissioners

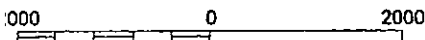
Mr. Steve Varela, P.E.
City Engineer/Maintenance Director
Engineering Department
City of Reno

Mr. David T. Price, P.E.
County Engineer
Engineering Division
Department of Public Works
Washoe County

**WASHOE COUNTY
UNINCORPORATED AREAS**
320019



APPROXIMATE SCALE IN FEET



SILVER KNOLLS BLVD

SANTA FE ROAD DRIVE
25
PLATA MESA

OSAGE

R18E
R19E

COCOA AVENUE 3
MOUNT BISMARCK STREET 4
MOUNT LOLA STREET 5
MOUNT McCLELLAN STREET 6
TEXAS AVENUE 7

CITY OF RENO
320020

REVISED AREA

30

29

INDUSTRY
CIRCLE

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS**

PANEL 2800 OF 3350
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|----------------------|--------|-------|--------|
| RENO, CITY OF | 320020 | 2800 | E |
| WASHOE COUNTY | 320019 | 2800 | E |
| UNINCORPORATED AREAS | 320019 | 2800 | E |

REVISED TO
REFLECT LOMR
DATED APR 15 1999

MAP NUMBER
32031C2800 E

EFFECTIVE DATE:
SEPTEMBER 30, 1994



Federal Emergency Management Agency

THIS AREA IS SHOWN ON MAP NUMBER 32031C2793

THIS AREA IS SHOWN ON MAP NUMBER 32031C2794

JOINS PANEL 2813

JOINS PANEL 2811

JOINS PANEL 2975

ZONE X

25

WAGON WHEEL CIRCLE

ROAD

UACOM

OSAGE ROAD

CORPORATE LIMITS

ZONE AE
(EL 4085)

CITY OF RENO
320020

ZONE X

CORPORATE LIMITS

ZONE A
(EL. 4985)

36

CITY OF RENO
WASHOE COUNTY

Silver Lake

WASHOE COUNTY
UNINCORPORATED AREAS
320019

ROAN

ZONE X

ZONE A
(EL 4965)

WASHOE COUNTY
CITY OF RENO

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 20 NORTH, RANGE 18 EAST AND TOWNSHIP 21 NORTH, RANGE 18 EAST.

| |
|------|
| T21N |
| T20N |

3

ZONE X

2

ZONE X

CITY OF RENO
320020

1

SILVER LAKE BOULEVARD

CITY OF RENO
WASHOE COUNTY

39°37'30" 119°56'15"

JOINS PANEL 2975

39°37'30''
119°54'22''

| REFERENCE MARK | ELEVATION (FEET NGVD) | DESCRIPTION OF LOCATION |
|----------------|-----------------------|---|
| RM49 | 5055.71 | 1.5-inch diameter steel cap set in curb on east side of Stead Boulevard approximately 15 feet north of Sagewood Drive near fire hydrant. Cap stamped "1563." Established by City of Reno. |
| RM50 | 5037.26 | 1.5-inch diameter steel cap set in curb on west side of Stead Boulevard opposite centerline of Ural Street. Cap stamped "1564." Established by City of Reno. |
| RM51 | 5009.32 | 1.5-inch diameter steel cap set in curb at northwest corner of Stead Boulevard and south entrance of J.C. Penney Company facility. Cap stamped "1565." Established by City of Reno. |
| RM52 | 4985.26 | 1.5-inch diameter steel cap set in curb at southwest corner of Stead Boulevard and north entrance of J.C. Penney Company facility. Cap stamped "1566." Established by City of Reno. |

